

I hereby certify that the electric distribution system has been designed and installed in an acceptable manner and in accordance with the Subdivision Regulations of the City of Concord in The Pointe at Riverwalk, Phase 1 Subdivision.

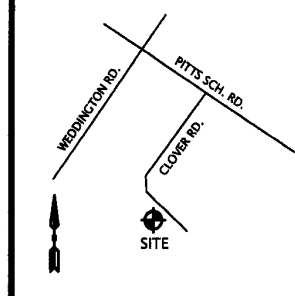
12/21/05
Date

Director of Electric Systems

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	45.41'	41.20'	S 82°45'57" E
C2	30.00'	48.81'	43.60'	S 07°15'04" W
C3	25.00'	27.29'	25.96'	S 78°46'19" E
C4	25.00'	17.11'	16.78'	N 50°20'36" E

"RV" ZONING DIMENSIONAL STANDARDS	
Min. Lot Size	7,500 sq ft
Min. Pub. Street Frontage	20'
Min. Lot Width	50'
Min. Lot Depth	100'
Max. Bldg. Height	35'
Min. Front Setback	20'
Min. Int. Sideyard Setback	5'
Min. Rear Setback	5'

LINE	BEARING	DISTANCE
L1	N 10°40'58" E	15.86'
L2	S 47°29'52" E	30.55'
L3	S 47°29'52" E	27.86'
L4	S 47°29'52" E	34.90'
L5	S 53°52'06" W	2.09'
L6	S 39°23'59" E	65.71'
L7	S 39°23'59" E	39.77'
L8	N 39°21'57" W	36.37'
L9	N 39°21'57" W	65.60'
L10	N 39°21'57" W	65.60'
L11	N 39°21'57" W	65.70'
L12	N 39°21'57" W	65.70'
L13	N 39°21'57" W	65.90'
L14	N 39°21'57" W	66.10'
L15	S 37°57'40" E	2.00'
L16	S 39°21'56" E	46.07'
L17	S 43°04'51" E	16.90'
L18	S 39°17'57" E	22.61'
L19	N 42°58'24" E	58.47'



VICINITY MAP
(Not to Scale)

- LEGEND
- R/W - RIGHT OF WAY
 - BOUNDARY LINE
 - RIGHT OF WAY
 - ADJOINING PROPERTY LINE
 - SETBACKS
 - SIGHT TRIANGLE
 - LANDSCAPE EASEMENT



NORSTAR LAND SURVEYING, INC.
192-A N. CHURCH STREET
CONCORD, NC 28025
PH 704 721 6651
FAX 704 721 6653

NOW OR FORMERLY
T.W.L.S., Inc.
D.B. 2530-112
Tax Parcel #4599650107
Cabarrus Co. Registry

I hereby certify that all fees for The Pointe at Riverwalk, Phase 1 Subdivision have been paid, or that the fees are not applicable.

12-21-05
Date

Finance Director

NOW OR FORMERLY
Bost Realty Co., Inc.
D.B. 3607-219
Tax Parcel #4599743872
Cabarrus Co. Registry
* FUTURE PHASE *

NOW OR FORMERLY
David Scott Perman & Wf. Kristi J.
D.B. 2964-325
Tax Parcel #4599752993
Cabarrus Co. Registry

NOW OR FORMERLY
Joe M. Harrelson, Jr.
D.B. 1991-046
Tax Parcel #4599753872
Cabarrus Co. Registry

NOW OR FORMERLY
James A. Marcinko
D.B. 533-437
Tax Parcel #4599754752
Cabarrus Co. Registry

12/21/05
Date

Sue B. Hinde
Director of Engineering

NOW OR FORMERLY
William W. West
D.B. 431-313
Tax Parcel #4599755632
Cabarrus Co. Registry

NOW OR FORMERLY
Billy G. Thomas
D.B. 434-012
Tax Parcel #4599756513
Cabarrus Co. Registry

NOW OR FORMERLY
Wilton F. Whitmire & Wf. Vivian B.
D.B. 427-608
Tax Parcel #4599756493
Cabarrus Co. Registry

NOW OR FORMERLY
Samuel E. Keller
D.B. 499-573
Tax Parcel #4599757373
Cabarrus Co. Registry

NOW OR FORMERLY
Bost Realty Co., Inc.
D.B. 3607-219
Tax Parcel #4599743872
Cabarrus Co. Registry
* FUTURE PHASE *

I hereby certify that all streets, storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specification and standards of Concord and the State of North Carolina in the Pointe at Riverwalk, Phase 1 Subdivision.

12/21/05
Date

- NOTES:
- * Deed Reference - Deed Bk. 3607, Pg. 219 Owner: Bost Realty Co., Inc. Recorded in Cabarrus County Registry
 - * Map Reference - Boundary Survey of a part of J.C. Penniger, Jr. Dated Dec. 31, 2001 Performed by Marion L. Sandlin, Jr., PLS Concord Eng. & Surveying, Inc.
 - * Map Reference - Boundary Survey of 127.431 Acres for Landex Dated Jan. 10, 1992 Last Revised Feb. 21, 1994 Performed by Joseph W. Hendrick, PLS ESP Associates, P.A.
 - * 1/2" rebar set at all corners unless otherwise noted.
 - * Part of Tax Parcel #4599743872
 - * Zoned: RV
 - * Traverse adjusted by the Compass Rule Method.
 - * Property may be subject to Rights of Way and Easements of record.
 - * A 30' X 30' Sight Triangle is located at all intersections.
 - * Total Acreage = 2.290 Ac.
 - * Total number of lots = 11.
 - * Subject property is not located within a flood hazard area per the following Flood Insurance Rate Maps dated Nov. 2, 1994
 - * 37025C0075 D
 - * 37025C0080 D
 - * 37025C0110 D
 - * 37025C0115 D
 - * 159.20 linear feet in Clearwater Drive.
 - * 1125.49 linear feet in Clover Road

CERTIFICATE OF FINAL PLAT APPROVAL

It is hereby certified that this plat is in compliance with the Subdivision Regulations of the City of Concord, and therefore this plat has been approved by the Concord City Council, or their designated review committee, subject to its being recorded with the Cabarrus County Register of Deeds within 30 days of the date below.

12-21-05
Date

Director of Development Services

12/21/05
Date

City Attorney

REVIEW OFFICERS CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.

DATE 12/21/05 REVIEW OFFICER Jonathan Marshall

FILING STATEMENT

Filed for registration on 12/21/05 day of Dec, A.D. 2005 at 10:00 o'clock A.M., and registered in the office of the Register of Deeds, Cabarrus County, North Carolina in Book 408, page 52.

Linda F. McAbee, Register of Deeds

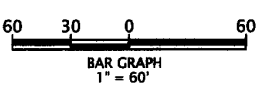
David R. Garrett Assistant/Deputy

OWNER: BOST REALTY CO., INC.
The Pointe at Riverwalk, Phase 1
NO. 2 TOWNSHIP
RECORD PLAT

DATE	OCT. 21, 2004
SCALE	1" = 60'
NLS NO.	04088
DRAWN BY	S. KIMREY
CHECKED BY	D. GARROTT
BY	
REVISION	
DATE	
SHEET	1 OF 1

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

Owner: Bost Realty Co., Inc.
787 Williamsburg Dr.
Concord, NC 28025



I, David R. Garrett, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 3607, page 219, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 21st day of Oct., A.D., 2004.

- I also certify to one or more of the following as indicated:
- ☒ A. That this plat is of a survey that creates a subdivision of land within the area of county or municipality that has an ordinance that regulates parcels of land;
 - ☐ B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 - ☐ C. That this plat is of an existing parcel(s) of land;
 - ☐ D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
 - ☐ E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.

David R. Garrett
David R. Garrett, PLS #3668



Street Key #'s
Clover Rd NW - 1245
Dockside Ln NW - 2722

Street Blade:
[1] 2960 Clover Rd NW at
400 Dockside Ln NW

submit plot plan

[1]

2960

submit plot plan

2978